



THE NEXT  
**BIG DESTINATION**  
OF KALYAN

Sunteck  
**Crescent Park**



Reference Image

## 8 Reasons to Invest in Sunteck Crescent Park?

Sunteck Crescent Park is committed to growth and excellence defined by futuristic infrastructure, great connectivity and urban planning. This marvel stands out as a benchmark project and an exclusive destination that will set the course for an advanced lifestyle in the future.



7 acres of land with 80% open spaces



Modern social infrastructure of diverse preferences



1.4 acres open-to-sky podium



Road connections between Sunteck Crescent Park and 6 economic growth hubs



One-of-its-kind, ultra-modern urban shopping



Connectivity with established and planned 26 Kms Ring Road and Metro Line 5



The serene water views providing luxury and comfort



Inauguration of ₹855 Cr. project by the government and 60 acres BITS Pilani campus just 14 mins drive

**Designing & Construction Quality** + **Demand** + **Infrastructure & Connectivity** = **Price Appreciation**



## Explore One of the Largest Retail

Experience an unparalleled shopping experience, unlike any other in the vicinity. This international standard hi-street retail plaza spreads across 54,000 sq ft. The hi-end spaces are seamlessly integrated into an exclusive retail promenade. This retail redefines luxury commercials with unmatched elegance and style only Sunteck can offer.

Indulge in a lifestyle where luxury meets functionality and every detail offers extraordinary choices.

### Experience Elevated Urban Retail only at Sunteck Crescent Park with:

- Expansive G+1 retail plaza offering a premium shopping experience
- High-end brands for luxury shopping
- Fine-dine restaurants and trendy cafes
- Landscaped walkways and sitting areas
- Easy accessibility from all residential towers
- Contemporary architecture with modern amenities

# Sunteck Crescent Park: A Well Connected Address Offering a Seamless Lifestyle


Location Map:



⚓ Railways  
 🚇 Metro Lines  
 🛣 National Highways  
 ⋯ Upcoming Roads  
 🌊 Rivers

## Seamless lifestyle with unmatched social infrastructure

### Sunteck Crescent Park



**METRO JUNCTION MALL**  
18 MINS.

**CARNIVAL MULTIPLEX, SPRING AVENUE MALL**  
14 MINS.

**AM PM 24HRS HOSPITAL**  
13 MINS.

**D-MART, KALYAN** - 12 MINS.

**RELIANCE FRESH, KALYAN** - 12 MINS.

**SARVODAY MALL**  
14 MINS.

**SACRED HEART SCHOOL** - 12 MINS.

**MILLENNIUM ENGLISH SCHOOL**  
8 MINS.

**CITY CRITICARE HOSPITAL**  
6 MINS.

**SAI ARCADE**  
12 MINS.

**FORTIS HOSPITAL**  
14 MINS.

**AAYUSH HOSPITAL**  
10 MINS.

**RUKMINI BAI HOSPITAL**  
9 MINS.

**SRI VANI VIDYASHALA HIGH SCHOOL**  
8 MINS.

**SIDDHIVINAYK MULTISPECIALITY HOSPITAL**  
5 MINS.

**BK BIRLA PUBLIC SCHOOL & COLLEGE**  
6 MINS.

**VIJAY SALES**  
8 MINS.

APPROXIMATE DRIVE DURATION PROVIDED ABOVE IS AS PER GOOGLE MAPS RECORDED ON 23<sup>RD</sup> APRIL, 2024

# Live.Shop.Dine

**41**  
Storeys

**1.4 acres**  
Open to Sky Podium

(Approx.)  
**80%**  
Open Spaces

Infinity Pool  
**55 feet**  
Above Ground Level



# Soak in the Exclusivity of Breathtaking Views

Discover the tranquility of elevated living, an exclusive privilege reserved for a select few. With unparalleled vistas from your private deck, live enveloped in a pure sense of luxury beyond compare.



## Experience Elevated Living only at Sunteck Crescent Park

- Breathtaking panoramic views from 41 storeys high
- Thoughtfully designed residences with contemporary architecture
- Private deck spaces for leisure and relaxation
- Perfect blend of serenity and urban convenience

# An Exclusive Address with Exquisite Comforts



- GRAND CLUBHOUSE
- INDOOR GAMES
- SPA & CHANGING ROOMS
- POOL DECK
- MULTISPORT COURT
- POWER WALK PATH
- OUTDOOR SENIOR CITIZEN SEATING AREA
- KIDS' PLAY AREA
- THERAPEUTIC GARDEN

- OUTDOOR YOGA MEDITATION ZONE
- FLOWER GARDEN
- BARBEQUE AREA
- AMPHITHEATRE
- TEMPLE
- SHADED SITTING
- SAND PIT FOR KIDS
- AND MORE**



**SIGNIA ISLES**  
OC RECEIVED

**SIGNATURE ISLAND**  
OC RECEIVED

**SIGNIA PEARL - BKC**  
OC RECEIVED

## About Sunteck

Sunteck Realty Limited (SRL) is one of India's leading Luxury real-estate developer. Sunteck has an immaculate track record of having one of the financial prudence, sustainable growth and lowest net Debt/Equity ratios.

The company focuses on a city-centric development portfolio of about 52.5 million square feet spread across 32 projects. Sunteck Realty has differentiated its projects under six brands

- **Signature:** Uber luxury residences
- **Signia:** Ultra luxury residences
- **SunteckCity & Sunteck Park:** Premium Luxury Residences
- **Sunteck Beach Residences:** Marquee Luxury Destination
- **SunteckWorld:** Aspirational Luxury Residences
- **Sunteck:** Commercial and Retail developments

The company has been a trendsetter in creating iconic destinations such as

- Signature Island at Bandra Kurla Complex (BKC)
- SunteckCity in Oshiwara District Centre (ODC), Goregaon (W)
- SunteckWorld at Naigaon - The Largest Township of MMR's Western Suburbs

# Sunteck

☎ **022 6591 1802** | [sunteckcrescentpark.com](https://sunteckcrescentpark.com)

**SITE ADDRESS:** Sunteck Crescent Park, Mohane Rd, Kalyan, Maharashtra - 421103

**MAHARERA NO:** P51700053439 | P51700053312. Details available at <https://maharera.mahaonline.gov.in>.

The real estate project "Sunteck Crescent Park 1" and "Sunteck Crescent Park 2" is being developed by "Sunteck Property Holdings Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Kalyan-Dombivali Municipal Corporation (KDMC) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. The common areas and amenities that have been shown is/are for the entire Project and not specific for any particular building or phase of the Project and will be completed and handed over after completion of all phases i.e. on the final development of the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development) Act, 2016, read with the Rules and the Regulations made thereunder and the relevant applicable disclosures shall be made at an appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approved plans as set out in the Agreement for Sale and as uploaded on the MahaRERA website. This material does not constitute an offer and/or contract of any nature between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. The future development (mixed use, including commercial, office and/or retail) as shown in the layout are proposed and are subject to modification and change as per the approval of competent authorities.

